



City of Beaumont

550 E. 6th Street
Beaumont, CA 92223
(951) 769-8520
www.ci.beaumont.ca.us

Case No. PW2020-0451
Receipt No. 971250
Fee \$ 484.48 App. \$ 3,000.00 Insp
Date Paid 2/19/20
Inv. 7850

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

- Contact's Name Kory Liston Phone 951-310-7008
- Contact's Address 1250 Corona Pointe Ste 500
City/State/Zip _____
- Contact's E-mail Kory.Liston@woodsidehomes.com
- Developer Name Woodside OSS, LP Phone 951-310-7008
(If corporation or partnership application must include names of principal officers or partners)
- Developer Address 1250 Corona Pointe Ste 500 Corona 92879
City/St/Zip _____
- Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):
TR314 62-7 Oak Ridge @ Fairway Canyon
~~sewer, streets + drainage - PB0535000068~~
Monument Bond PB0535000069

6. **CERTIFICATION OF ACCURACY AND COMPLETENESS:** I hereby certify that to the best of my knowledge the information in this application and all attached answers and exhibits are true, complete, and correct.

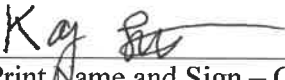
Kory Liston Kory Liston 1/31/20
Print Name and Sign – Contact/Applicant Date

7. Contractor shall indemnify, defend, and hold harmless the City and its officers, officials, employees and volunteers from and against any and all liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with contractor's performance of work hereunder or its failure to comply with any of its obligations for which this Bond exoneration is requested, except for such loss or damage which was caused by the active negligence of the City.

Kory Liston Kory Liston 1/21/20
Print Name and Sign – Contact/Applicant Date

8. Developer/Contractor has completed all the following items prior to requesting release or has included them in the application.

- Remove and replace concrete and AC as needed where lifting.
- Provide AC crack fill as needed. Crack fill/seal shall be hot asphaltic emulsion.
- Provide Type II slurry coat for all road surfaces.
- Restore/Verify pavement striping/markings.
- Restore/Verify blue dots and signage as needed.
- Clean and camera sewer. Provide report and video copy of camera survey.
- Provide all final geotechnical reports.
- Provide Engineers' certification for line and grade within Right-of-Way.
- Provide Landscape Architects Certification as required.

 Kory Liston 1/31/20
Print Name and Sign – Contact/Applicant Date

**AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS
FOR TRACT MAP OR PARCEL MAP OR PLOT PLAN**
(Tract Map/Parcel Map/Plot Plan No. 31462-7)

THIS SECURITY AGREEMENT is made by and between CITY OF BEAUMONT ("CITY") and Woodside OSS, LP, a California company ("DEVELOPER").

RECITALS

A. DEVELOPER has applied to the CITY for permission to develop certain real property, pursuant to Tract Map/Parcel Map/Plot Plan # 31462-7 ("Map"). DEVELOPER has also asked the CITY to accept the dedication of the street or streets and other proposed public rights-of-way, parks and recreation facilities, and easements as depicted on the Map and to otherwise approve the Map so that it may be recorded as required by law; and

B. The CITY requires, as a condition precedent to the acceptance and approval of the Map and the dedication of the public rights-of-way and easements depicted thereon, that such rights-of-way be improved with (for example) grading, paving, curbs, gutters, sidewalks, street lights, stormdrains, sanitary sewers and appurtenances thereto, street name signs, survey monuments, electrical and telecommunications, water pipes, water mains, fire hydrants and appurtenances thereto, and landscaping, including any warranty work for all such improvements (collectively, "Improvements"); and

C. The Improvements have not yet been constructed and completed and it is the purpose of this Security Agreement to set forth the terms and conditions by which the DEVELOPER shall guarantee that such Improvements shall be constructed and completed within the time set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the acceptance of the DEVELOPER's offer of dedication and the approval of the Map for filing and recording as provided and required by law, the CITY and the DEVELOPER hereby agree as follows:

1. Provision of Improvements. DEVELOPER shall provide, at the DEVELOPER's sole cost and expense, all necessary labor and materials to complete the construction of the Improvements depicted on the Map and described in the conditions of approval of the Map within one (1) year of the date of this Security Agreement.

2. Inspection by the CITY. The CITY shall inspect, at the DEVELOPER's sole cost and expense, all of the work, labor and materials performed and provided by the DEVELOPER in connection with the Improvements.

3. Compliance with Plans and Specifications. The Improvements shall be constructed and installed in strict accordance with the CITY-approved plans and specifications.

4. Security for Performance. Concurrently with the execution of this Security Agreement by DEVELOPER, DEVELOPER shall deliver to the CITY a performance bond issued by a corporate surety in substantially the form attached hereto as **Exhibit "A"**, in an amount that is not less than 100% of the total estimated cost of the Improvements and any warranty therefor. The performance bond shall be issued by an "admitted" corporate surety insurer authorized to do business in the State of California and the surety insurer shall have an A.M. Best rating of at least "A, XV". The surety insurer shall have assets exceeding its liabilities in the amount equal to or in excess of the amount of the bond, and the bond shall not be in excess of 10% of the surety insurer's assets. The security or bond shall also insure against any and all defects in the Improvements for a period of not less than one full year after the date of acceptance thereof by the CITY. The bond shall be duly executed and shall meet all the requirements of Section 995.660 of the California Code of Civil Procedure.

5. Security for Contractors, Subcontractors, Laborers and Materialmen. The DEVELOPER shall also provide a payment bond issued by a corporate surety for the security of laborers and materialmen, which bond or bonds shall be in substantially the form attached hereto as **Exhibit "B"** and made a part hereof. The amount of the bond(s) shall be no less than 100% of the total estimated amount needed to secure payment to the contractor, to the subcontractors, and to the persons furnishing labor, materials, or equipment to them for the Improvements. The laborers and materialmen bond shall be provided by an "admitted" corporate surety insurer authorized to transact surety insurance in the State of California with an A.M. Best rating of "A, XV", and with assets exceeding its liabilities in the amount equal to or in excess of the amount of the bond, and the bond shall not be in excess of 10% of the surety insurer's assets. The bond shall be duly executed and shall meet all the requirements of Section 995.660 of the California Code of Civil Procedure.

6. General Liability and Worker's Compensation Insurance. The DEVELOPER shall, before commencing any work, obtain commercial general liability insurance (primary) of not less than \$2,000,000.00 per occurrence for all coverages and \$2,000,000.00 general aggregate. The CITY and its employees and agents shall be added as additional insureds. Coverage shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance, primary or excess, available to the CITY or any employee or agent of the CITY. Coverage shall not be limited to the vicarious liability or supervisory role of any additional insured. Coverage shall contain no contractors' limitation endorsement. There shall be no endorsement or modification limiting the scope of coverage for liability arising from pollution, explosion, collapse, underground property damage or employment-related practices. Such insurance shall not prohibit the DEVELOPER, and its employees or agents, from waiving the right of subrogation prior to a loss. The DEVELOPER waives its right of subrogation against the CITY. Unless otherwise approved by the CITY, the DEVELOPER's insurance shall be written by insurers authorized to do business in the State of California and with a minimum A.M. Best rating of "A, XV." Self-insurance shall not be considered to comply with these insurance specifications. The DEVELOPER agrees to require all contractors, subcontractors and other parties hired for the Improvements to purchase and maintain insurance of the types specified

herein, naming as additional insureds all of the parties to this Security Agreement. The DEVELOPER shall, before commencing any work, obtain Worker's Compensation Insurance in an amount required by law and, failing to do so, the CITY may procure such insurance at the cost of the DEVELOPER.

7. Comprehensive Commercial General and Automobile Liability Insurance. The DEVELOPER, before commencing any work shall, at its own expense, maintain comprehensive commercial general and automobile liability insurance issued by a California-admitted surety company with an A.M. Best rating of no less than "A, XV" for \$2,000,000 per occurrence. Coverage shall be for the entire duration of the permitted activities. Such liability insurance policy shall name, by endorsement, the City as an additional insured.

8. Indemnification. Notwithstanding the provisions of Government Code, Section 66474.9 or any other statutes of similar import, and to the full extent permitted by law, the DEVELOPER shall defend, indemnify and hold harmless the CITY, its employees, agents, officials and attorneys, from and against any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind or nature, whether actual, alleged or threatened, reasonable attorneys' fees, court costs, interest, expert witness fees and any other costs or expenses of any kind whatsoever, without restriction or limitation, incurred in relation to, as a consequence of, or arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part, to the Map, the Improvements, this Agreement, or any matter related to the same; provided, however, that the indemnification to be provided by DEVELOPER to the CITY pursuant to the terms of this paragraph shall not be applicable where the aforementioned liability, claim, suit, action, etcetera, is the result of the sole negligence or sole willful misconduct of the CITY.

9. Procedure for Release of Performance Bond Security. The security furnished by the DEVELOPER shall be released in whole or in part in the following manner:

a. Security shall be released upon final completion and acceptance of the Improvements. If the security furnished by the DEVELOPER is a documentary evidence of security, such as a surety bond, the CITY shall release the documentary evidence and return the original to the Surety upon final completion and acceptance of the Improvements. In the event the CITY is unable to return the original documentary evidence to the Surety, the security shall be released by written notice sent by certified mail to the DEVELOPER and to the Surety within 30 days of the City's acceptance of the Improvements. The written notice shall contain a statement that the work for which security was furnished has been completed and accepted, a description of the Improvements, and the notarized signature of an authorized CITY official.

b. At such time as the DEVELOPER believes that the work for which the security was required is complete and makes payment of a partial exoneration fee of \$350 to the CITY, the DEVELOPER shall notify the CITY in writing of the completed work, including a list of work completed. Upon receipt of the written notice, the CITY shall have 45 days to review and comment or approve the completion of the Improvements. If the CITY does not agree that all work has been completed in accordance with the plans

and specifications for the Improvements, it shall supply a list of all remaining work to be completed.

c. Within 45 days of receipt of the CITY's list of remaining work, the DEVELOPER may then provide cost estimates for all remaining work for review and approval by the CITY.

d. Upon receipt of the cost estimates, the CITY shall then have 45 days to review, comment, and approve, modify or disapprove those cost estimates. The CITY shall not be required to engage in this process of partial release more than once between the start of work and the completion and acceptance of all work.

e. The DEVELOPER shall complete the works of Improvement until all remaining items are accepted by the CITY. Upon completion of the Improvements, the DEVELOPER shall be notified in writing by the CITY within 45 days and, within 45 days of the date of the CITY's notice, the release of any remaining performance security shall be made within 60 days of the recording of the Notice of Completion.

10. Procedure for Release of Payment Bond Security. Security securing the payment to the contractor, his or her subcontractors and persons furnishing labor, materials or equipment may, after passage of the time within which mechanic's liens and stop notices are required to be recorded and after acceptance of the Improvements, be reduced by Surety to an amount equal to the total claimed by all claimants for whom mechanic's liens and stop notices have been recorded and notice thereof given in writing to the CITY, and if no claims have been recorded, the security may be released in full.

11. Security for One-Year Warranty Period. The release procedures described in paragraphs 9 and 10 above shall not apply to any required guarantee and warranty period nor to the amount of the performance bond security deemed necessary by the CITY for the guarantee and warranty period nor to costs and reasonable expenses and fees, including reasonable attorneys' fees.

12. Binding Effect. This Security Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their legal representatives and their successors and assigns.

13. Authority to Execute. The DEVELOPER hereby warrants and represents to the CITY that the individual signing this Security Agreement on behalf of the DEVELOPER is vested with the unconditional authority to do so pursuant to, and in accordance with, all applicable legal requirements, and has the authority bind the DEVELOPER hereto.

14. No Assignment. The DEVELOPER may not assign this Security Agreement, or any part thereof, to another without the prior written consent of the CITY.

15. Attorneys' Fees. In the event of legal action to enforce or interpret this Agreement or any of its provisions, the prevailing party shall be entitled, in addition to any other form of relief, to recover its reasonable attorneys' fees and costs of suit.

16. Execution in Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but which together shall constitute a single agreement.


IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the dates listed below.

CITY OF BEAUMONT

By _____
Mayor

Date

DEVELOPER Woodside OSS, LP a California Limited Partnership
By: WDS, GP, Inc. a California corporation
Its: General Partner

By _____
4-23-15 
Date

Title: Authorized Signatory

Address: 11870 Pierce St. #250
Riverside, CA 92505



**PHILADELPHIA
INSURANCE COMPANIES**

Exhibit "A" and "B"

A Member of the Tokio Marine Group

13-1470

Bond No. PB00535000069

Premium: \$100.00 (Initial One Year Term)

MONUMENT BOND

Subdivision Map Act Bond Format

WHEREAS, **Woodside 05S, LP**, hereinafter designated as "Principal", desires to record a final map for the development identified as: **Tract Map No. 31462-7**.

WHEREAS, pursuant to Article 9, Chapter 1, Division 2, SUBDIVISION, of the Government Code of the State of California, the interior monuments shown on said final map need not be set at the time the map is recorded and said "Principal" wishes to have the interior monuments set after the time the map is recorded. Said "Principal" agrees to furnish a security guaranteeing the cost of setting such monuments.

NOW, THEREFORE, We, the "Principal" and **Philadelphia Indemnity Insurance Company**, as Surety, are held and firmly bound unto the **City of Beaumont** in the penal sum of **Thirteen Thousand and 00/100 Dollars (\$13,000.00)**, lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The conditions of this obligation is such that if the monuments are set, and the engineer or surveyor setting the final monuments shall have been paid, then this obligation shall become null and void. Otherwise it shall be and remain in full force and effect.

As part of the obligation secured hereby and in addition to the amount of deposit specified above, it is agreed that we shall pay the costs and reasonable expenses and fees, including reasonable attorney's fees, if any, incurred by the City in successfully enforcing such obligation against us, all to be taxed as costs and included in any judgment rendered.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder of the specifications accompanying the same shall in anyway affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

IN WITNESS WHEREOF, this instrument has been duly executed by the principal and surety above named, on April 13th, 2015.

Principal

Surety

Woodside 05S, LP, a California limited partnership **Philadelphia Indemnity Insurance Company**

By: WDS, GP, Inc., a California corporation

Its: General Partner

By:



Tim McGinness, Authorized Signatory

By:



Michael J. Perry, Attorney-in-fact

PHILADELPHIA INDEMNITY INSURANCE COMPANY

231 St. Asaph's Rd., Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: that **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint: DANA L. DOWERS, SANDRA SIKORA, ROBERT RANALLO, MICHAEL J. PERRY AND PAUL A. BLAND OF THE D.L.D. COMPANY DBA D.L.D. INSURANCE BROKERS INC.

Its true and lawful Attorney(s) in fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **\$25,000,000.00**

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY at a meeting duly called the 1st day of July, 2011.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company to: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with the respect to any bond or undertaking to which it is attached.

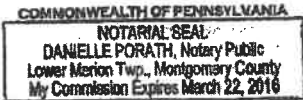
IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 7TH DAY OF FEBRUARY 2013.



(Seal)

Robert D. O'Leary Jr., President & CEO
Philadelphia Indemnity Insurance Company

On this 7th day of February 2013, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.



Notary Public:

residing at:

Bala Cynwyd, PA

(Notary Seal)

My commission expires:

March 22, 2016

I, Craig P. Keller, Executive Vice President, Chief Financial Officer and Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and this Power of Attorney issued pursuant thereto are true and correct and are still in full force and effect. I do further certify that Robert D. O'Leary Jr., who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY,

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 13th day of April, 2015.


Craig P. Keller, Executive Vice President, Chief Financial Officer & Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 4/13/15 before me, Brandy Novak, Notary Public, Notary Public,
(Here insert name and title of the officer)

personally appeared Michael J. Perry,

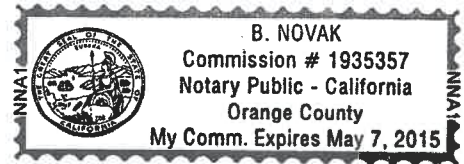
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~s~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Monument Bond PB0053500069

(Title or description of attached document)

Fairway Canyon Tract 31462-7

(Title or description of attached document continued)

Number of Pages 1 Document Date 4/13/15

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, ~~is/are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Riverside
County of Riverside
On April 14, 2014 before me, Rochelle M. Snowball, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Tim McGinnis
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Rochelle M. Snowball
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____



July 28, 2020

City of Beaumont
Public Works
550 E 6th Street
Beaumont, Ca 92223

RE: Final Monumentation-Tract Map No. 31462-7

Dear Sir or Madam:

As of July 28, 2020, all monuments for the referenced map have been set, are flagged up and awaiting inspection. Proactive Engineering Consultants West, Inc. has been paid in full for their services in this matter.

If you have any questions or need additional information, please do not hesitate to call Miguel A. Villasenor at 951-657-1200.

Respectfully submitted,


Sincerely,



Miguel A. Villasenor
PLS 8509, Expires 12/31/20

Date 07/28/20

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 31462-7

BEING A DIVISION OF PARCEL 1 OF PARCEL MAP NO. 32775, RECORDED IN BOOK 237 OF PARCEL MAPS, PAGES 79 THROUGH 84, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN ALL IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PROACTIVE ENGINEERING CONSULTANTS WEST

JULY 2015

RECORDER'S STATEMENT

FILED THIS 28th DAY OF SEPT., 2015 AT 9:45 AM. IN BOOK 447 OF MAPS, AT PAGES 17-23, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF BEAUMONT.

NO. 2015-0428229
FEE \$ 22.00

PETER ALDANA
ASSESSOR - COUNTY CLERK RECORDER
BY: Marie Sherry Abreu DEPUTY
SUBDIVISION GUARANTEED: FIDELITY NATIONAL TITLE COMPANY

NUMBER OF LOTS: 149
NUMBER OF LETTERED LOTS : 8
ACREAGE OF LOTS: 34.00 AC.
ACREAGE OF LETTERED LOTS: 7.62 AC.
TOTAL ACREAGE: 41.62 AC.

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR ROADWAY PURPOSES: LOTS "B" THROUGH "H", INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

WE ALSO HEREBY DEDICATE TO THE CITY OF BEAUMONT, LOT 149 FOR PARK PURPOSES, AS SHOWN HEREON;

WE ALSO HEREBY RETAIN LOT "A" AS INDICATED FOR LANDSCAPE MAINTENANCE PURPOSES FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT;

WE ALSO HEREBY DEDICATE AN EASEMENT TO THE CITY OF BEAUMONT, THE 5' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.), AS SHOWN HEREON;

WE ALSO HEREBY DEDICATE TO BEAUMONT CHERRY VALLEY WATER DISTRICT A WATER FACILITIES, A 5' WIDE EASEMENT AS SHOWN HEREON FOR CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES;

WE ALSO HEREBY DEDICATE AN EASEMENT TO THE CITY OF BEAUMONT, FOR STORM DRAIN EASEMENTS ON LOTS 28 AND 43, AS SHOWN HEREON.

WOODSIDE 05S, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: Tim McGinnis BY: _____
PRINTED NAME: Tim McGinnis PRINTED NAME: _____
TITLE: Vice President TITLE: _____

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Riverside
ON August 13, 2015 BEFORE ME Rochelle M. Sromalla, A NOTARY PUBLIC PERSONALLY APPEARED Tim McGinnis WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND
Rochelle M. Sromalla
SIGNATURE
Rochelle M. Sromalla
PRINT NAME
MY COMMISSION EXPIRES: May 2, 2019
MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____
COUNTY OF _____
ON _____ BEFORE ME _____, A NOTARY PUBLIC PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND

SIGNATURE

PRINT NAME
MY COMMISSION EXPIRES: _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 113,000.00, HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED.
CASH OR SURETY BOND

DON KENT
COUNTY TAX COLLECTOR
BY: Susan Soren, DEPUTY
DATED: August 13, 2015

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

1. REDLANDS AND YUCAIPA WATER COMPANY—OWNER OF EASEMENTS FOR WATER RIGHTS AND ROAD ACCESS PURPOSES AS DISCLOSED BY DOCUMENT RECORDED MARCH 12, 1913 IN BOOK 373, PAGE 56 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.
2. SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL GOLFERS ASSOCIATION, A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION—OWNERS OF AN EASEMENT FOR FLIGHT AND IMPACT OF ERRANT GOLF BALLS AS RECORDED DECEMBER 28, 2000, AS INSTRUMENT NO. 2000-516796 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT COVERS PARCELS 1 THROUGH 4, INCLUSIVE OF THIS PARCEL MAP.
3. MINERAL RIGHT DESCRIBED IN DEED RECORDED 11/14/2002, AS INSTRUMENT NO. 2003-899365, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 113,000.00. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED.
DATED: August 13, 2015

DON KENT, COUNTY TAX COLLECTOR
BY: Susan Soren DEPUTY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SDC FAIRWAY CANYON, LLC ON JULY, 2013. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

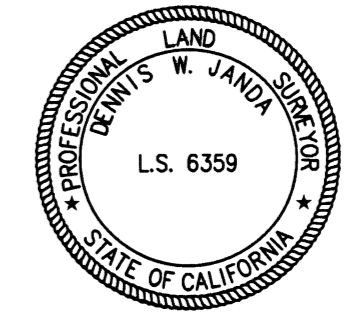
DATED: Aug 4, 2015
Rebecca Winn
REBECCA WINN, L.S. 7699 DATE
EXPIRES 12-31-16



BEAUMONT CITY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 31462, AS FILED, AMENDED, AND APPROVED BY THE CITY COUNCIL ON OCTOBER 21, 2014, THE EXPIRATION DATE BEING OCTOBER 21, 2016, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: 21 AUGUST, 2015
Dennis W. Janda
DENNIS W. JANDA, CITY SURVEYOR
L.S. 6359



BEAUMONT CITY COUNCIL CERTIFICATE

THE CITY OF BEAUMONT, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE TRACT MAP NO. 31462-7 AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES. THE CITY COUNCIL DECLARES THAT THE ACCEPTANCE OF THE OFFERS IS TO VEST TITLE IN THE CITY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES. BUT THAT SAID ROADS SUBJECT TO IMPROVEMENTS SHALL NOT BECOME PART OF THE CITY MAINTAINED SYSTEM UNTIL ACCEPTED BY THE CITY PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE.

FOR STREET AND PUBLIC UTILITY PURPOSES (IN FEE) LOT "B" (MICKELSON DRIVE), LOT "C" (FORD STREET), LOT "D" (SMITH AVENUE), LOT "E" (LYLE LANE), LOT "F" (THORPE TRAIL), LOT "G" (GOLBY DRIVE), AND LOT "H" (JACOBSON ROAD);

THE EASEMENT FOR STORM DRAIN ON LOTS 28 AND 43, IS HEREBY ACCEPTED SUBJECT TO IMPROVEMENTS;
FOR PUBLIC PARK PURPOSES, LOT 149 IS HEREBY ACCEPTED SUBJECT TO IMPROVEMENT;
THE 5' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.), IS HEREBY ACCEPTED SUBJECT TO IMPROVEMENTS.

DATED: Sept 17th, 2015

BY: [Signature]
CITY CLERK, CITY OF BEAUMONT,
RIVERSIDE COUNTY, CALIFORNIA

BEAUMONT CHERRY VALLEY WATER DISTRICT ACCEPTANCE STATEMENT

THIS IS TO CERTIFY THAT THE INTEREST IN THE WATER FACILITIES EASEMENT CONVEYED WITH THE OWNERS STATEMENT HEREON, FROM WOODSIDE 05S LP, TO BEAUMONT CHERRY VALLEY WATER DISTRICT, A POLITICAL CORPORATION OR GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED AND CONSENTS TO ITS RECORDATION.

DATED: August 6th, 2015

BY: [Signature]
BEAUMONT CHERRY VALLEY WATER DIST.
ITS: G.M.

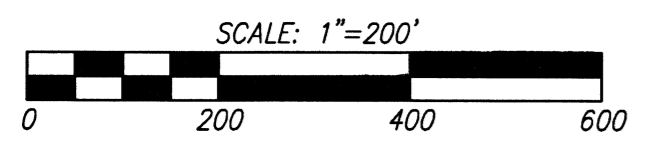
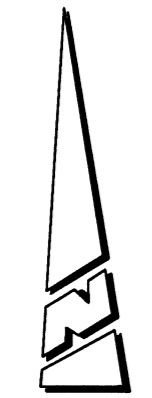
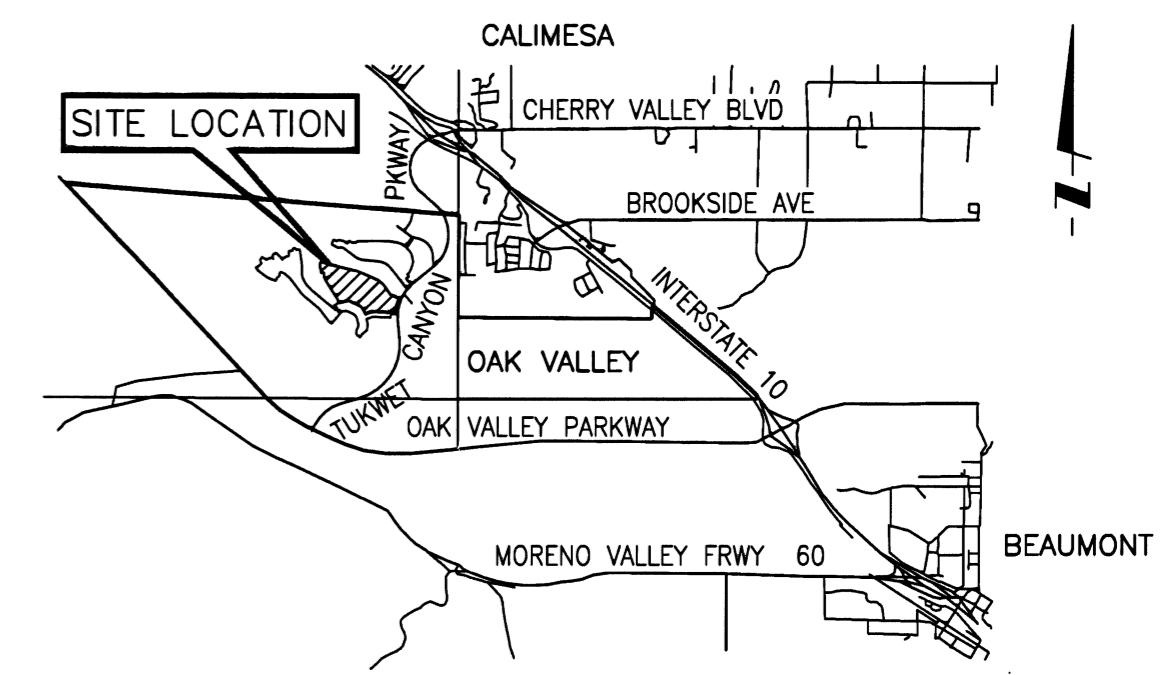
IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 31462-7

BEING A DIVISION OF PARCEL 1 OF PARCEL MAP NO. 32775, RECORDED IN BOOK 237 OF PARCEL MAPS, PAGES 79 THROUGH 84, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN ALL IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

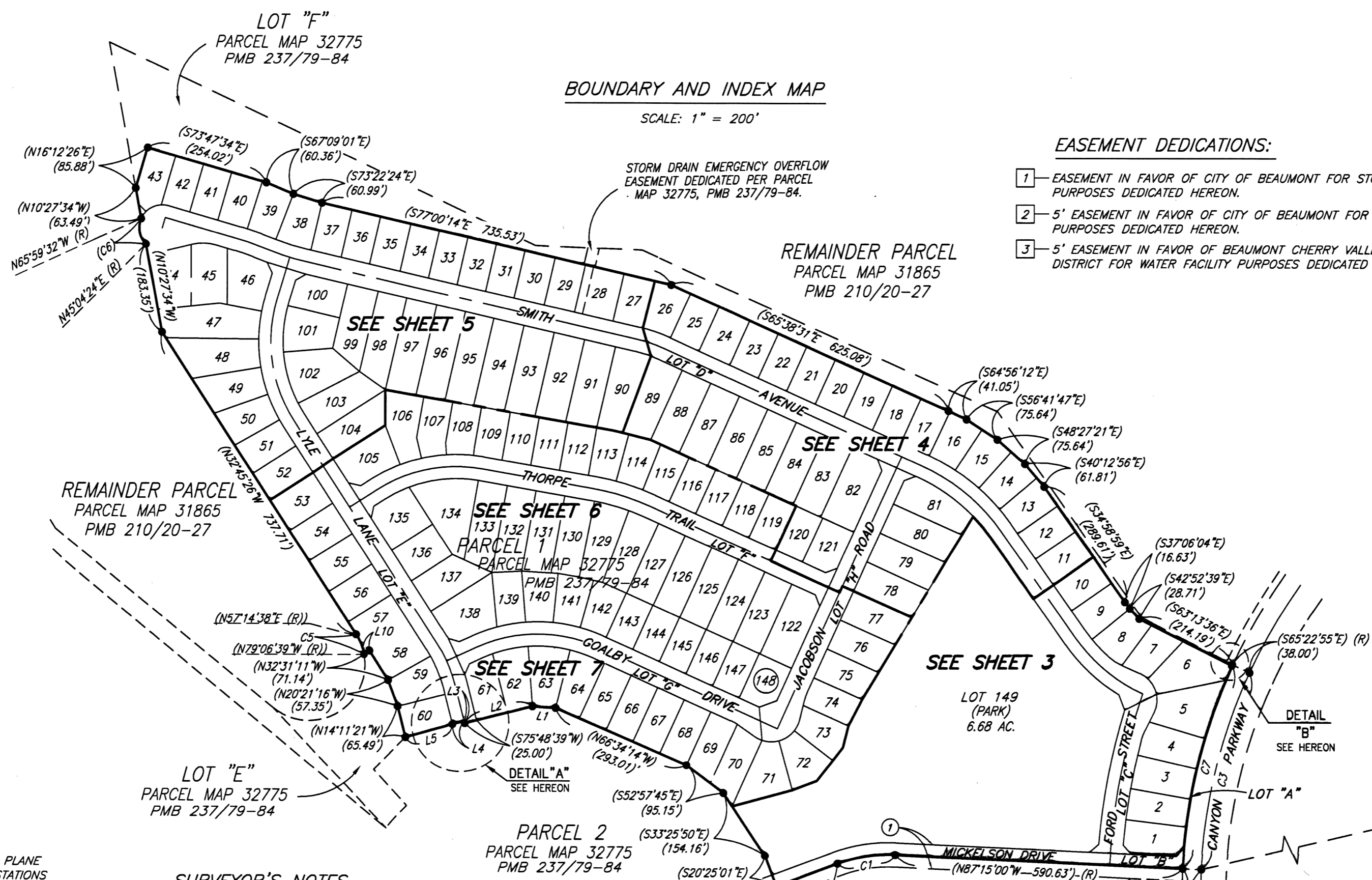
PROACTIVE ENGINEERING CONSULTANTS WEST

JULY 2015



BOUNDARY AND INDEX MAP

SCALE: 1" = 200'



EASEMENT DEDICATIONS:

- 1 EASEMENT IN FAVOR OF CITY OF BEAUMONT FOR STORM DRAIN PURPOSES DEDICATED HEREON.
- 2 5' EASEMENT IN FAVOR OF CITY OF BEAUMONT FOR PUBLIC UTILITY PURPOSES DEDICATED HEREON.
- 3 5' EASEMENT IN FAVOR OF BEAUMONT CHERRY VALLEY WATER DISTRICT FOR WATER FACILITY PURPOSES DEDICATED HEREON.

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	TANGENT
(C1)	300.00'	23°10'01"	121.30'	61.49'
(C2)	47.00'	68°55'57"	56.55'	32.26'
(C3)	1100.00'	21°52'05"	419.84'	212.50'
(C4)	1138.00'	0°06'51"	2.27'	1.13'
(C5)	115.00'	21°52'01"	43.89'	22.22'
(C6)	47.00'	68°56'04"	56.55'	32.26'
(C7)	1138.00'	19°37'01"	389.63'	218.67'

LINE TABLE		
LINE #	LENGTH	DIRECTION
(L1)	47.83'	N86°06'27"W
(L2)	143.11'	S75°48'39"W
(L3)	4.38'	N14°11'21"W
(L4)	25.00'	S75°48'39"W
(L5)	100.03'	S74°19'17"W
(L6)	13.28'	S57°13'40"E
(L7)	183.34'	N10°27'37"W
(L8)	38.00'	S87°15'00"E (R)
(L9)	2.00'	N63°13'35"E
(L10)	13.27'	N57°14'37"E

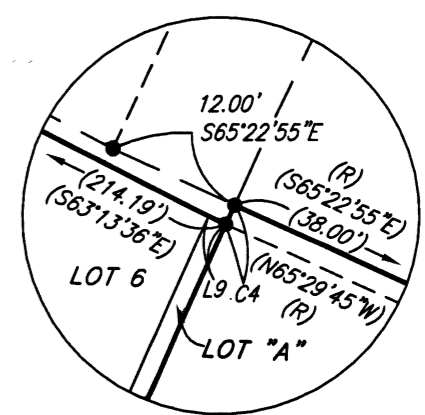
BASIS OF BEARINGS

THE BASIS OF COORDINATES FOR THE MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "RABBIT" AND "REST", AS SHOWN HEREON. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.999904925. THE GEOGRAPHIC COORDINATES SHOWN HEREON ARE ESTABLISHED BY USING G.P.S. IN A STATIC MODE FOR RELATIVE POSITIONING.

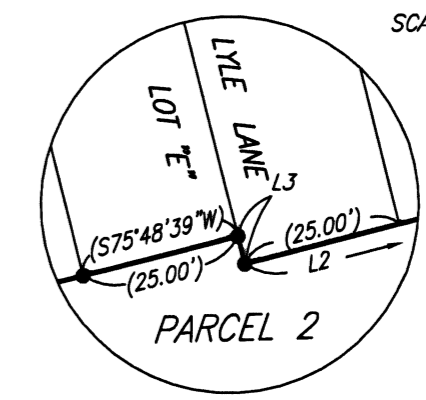
- 1) CONTROL STATION "RABBIT"
NATIONAL GEODETIC SURVEY, CALIFORNIA DIVISION OF HIGHWAYS DISK SET IN TOP OF CONCRETE STAMPED "RABBIT", HORIZONTAL ORDER = SECOND, HORIZONTAL DATUM IS NAD 83, LATITUDE 33°56'02.27171"N (GRID 2284367.502, GROUND 2284584.7073) AND LONGITUDE 117°02'03.12956"W (GRID 6323791.935, GROUND 6324393.2146)
- 2) CONTROL STATION "REST"
NATIONAL GEODETIC SURVEY, CALIFORNIA DIVISION OF HIGHWAYS DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST 1972" HORIZONTAL ORDER = SECOND, VERTICAL ORDER = FIRST, CLASS II HORIZONTAL DATUM IS NAD 83, LATITUDE 33°57'26.63058"N (GRID 2292862.267, GROUND 2293080.2815) AND LONGITUDE 117°01'11.02542"W (GRID 6328245.054, GROUND 6328846.7656).
- 3) MAP BASE DATUM
A) MEAN SCALE FACTOR IS 1.00001314
B) MEAN ELEVATION IS 2366.920 FEET. NAVD 88
C) MEAN SEAL LEVEL REDUCTION FACTOR 0.999891.788
D) Epoch 1991.35
E) MAP COMBINATION FACTOR IS 0.999904925.
F) MAPPING ANGLE AT STA. "REST" IS: -00°25'22.73"

SURVEYOR'S NOTES

- () INDICATES RECORD AND MEASURED DATA PER PARCEL MAP 32775, PMB 237/79-84, UNLESS OTHERWISE NOTED.
 - INDICATES FOUND 1" I.P. AND TAG, "LS 7699", FLUSH, PER PARCEL MAP NO. 32775, PMB 237/79-84, UNLESS OTHERWISE NOTED.
 - INDICATES SET 1" I.D. X 18" I.P. AND TAG "LS 7699", FLUSH (RIV. CO. STD. A MON.) UNLESS OTHERWISE NOTED.
1. SET 1" I.P. AND TAG, "LS 7699", FLUSH, AT ALL REAR LOT CORNERS UNLESS OTHERWISE NOTED.
 2. SET NAIL AND TAG MARKED "LS 7699" IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES.
 3. MONUMENT THE ROAD RIGHT-OF-WAY OR ROAD EASEMENT SIDELINES AT ALL B.C.s, E.C.s, P.R.C.s, AND P.C.C.s UNLESS THE ROADS ARE TO BE IMPROVED AS COVERED IN SECTION 3.5.5.
 4. ALL MONUMENTS ARE SET AND TAGGED PER RIV. CO. ORDINANCE NO 461.9.
 5. ALL MONUMENTS SHOWN "SET" ARE IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THE MAP, UNLESS OTHERWISE NOTED.
 6. TRACT NO. 31462-7 CONTAINS 41.62 AC., GROSS



DETAIL "B"
SCALE: 1"=20'



DETAIL "A"
SCALE: 1"=30'

PARCEL D
04-LLA-13
OR 2004-0826803

LOT "D"
PARCEL MAP 32775
PMB 237/79-84

PARCEL B
04-LLA-13
OR 2004-0826803

DECLARATION OF DEDICATION
PER INSTR. # 241545,
RECORDED 6/2/99.

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 31462-7

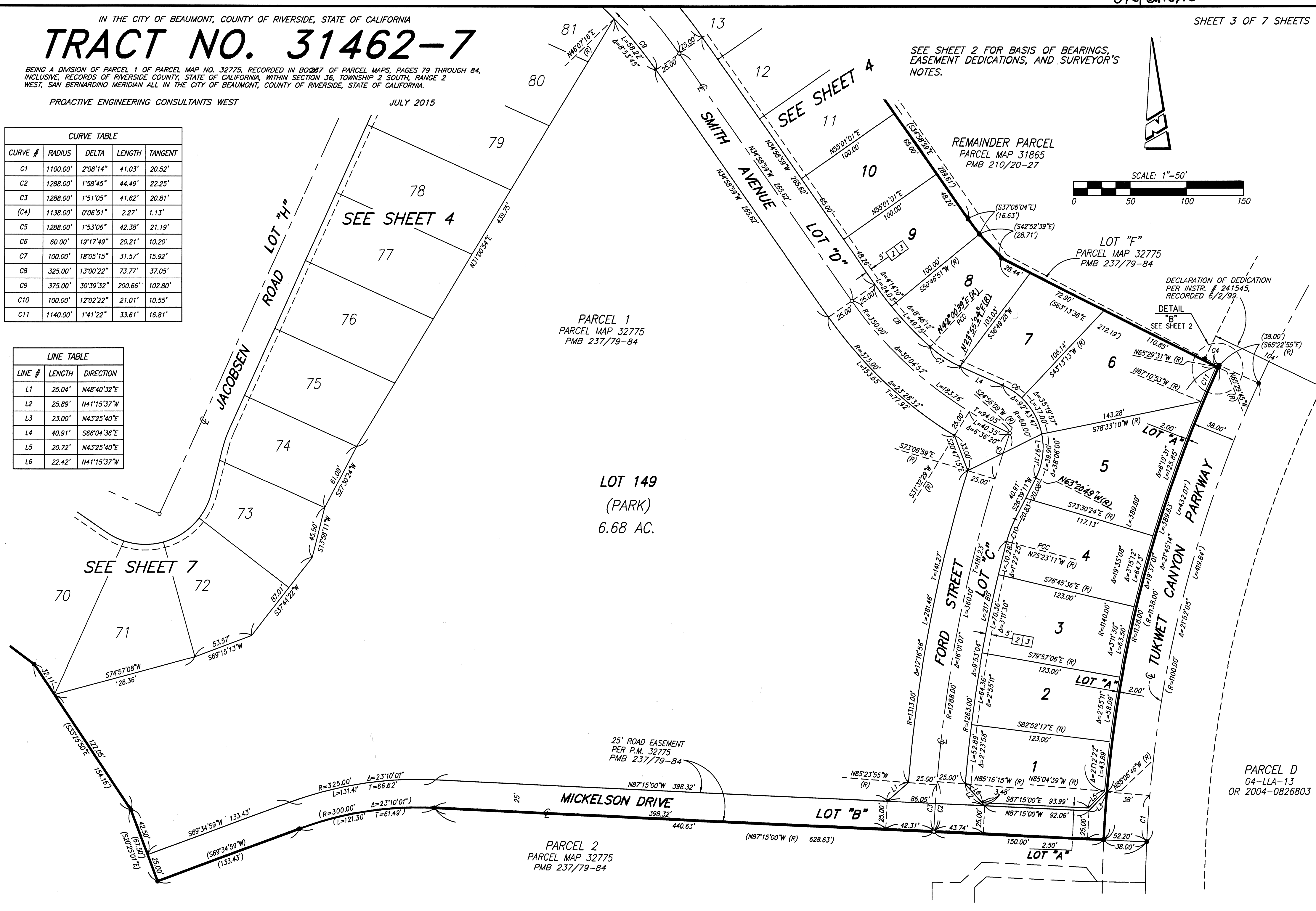
BEING A DIVISION OF PARCEL 1 OF PARCEL MAP NO. 32775, RECORDED IN BOOK 87 OF PARCEL MAPS, PAGES 79 THROUGH 84, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN ALL IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PROACTIVE ENGINEERING CONSULTANTS WEST

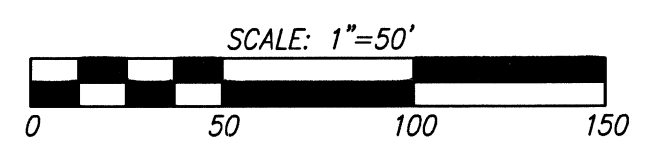
JULY 2015

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	TANGENT
C1	1100.00'	2°08'14"	41.03'	20.52'
C2	1288.00'	1°58'45"	44.49'	22.25'
C3	1288.00'	1°51'05"	41.62'	20.81'
(C4)	1138.00'	0°06'51"	2.27'	1.13'
C5	1288.00'	1°53'06"	42.38'	21.19'
C6	60.00'	19°17'49"	20.21'	10.20'
C7	100.00'	18°05'15"	31.57'	15.92'
C8	325.00'	13°00'22"	73.77'	37.05'
C9	375.00'	30°39'32"	200.66'	102.80'
C10	100.00'	12°02'22"	21.01'	10.55'
C11	1140.00'	1°41'22"	33.61'	16.81'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.04'	N48°40'32"E
L2	25.89'	N41°15'37"W
L3	23.00'	N43°25'40"E
L4	40.91'	S66°04'36"E
L5	20.72'	N43°25'40"E
L6	22.42'	N41°15'37"W



SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT DEDICATIONS, AND SURVEYOR'S NOTES.



DECLARATION OF DEDICATION PER INSTR. # 241545, RECORDED 6/2/99.

DETAIL SEE SHEET 2

LOT 149 (PARK) 6.68 AC.

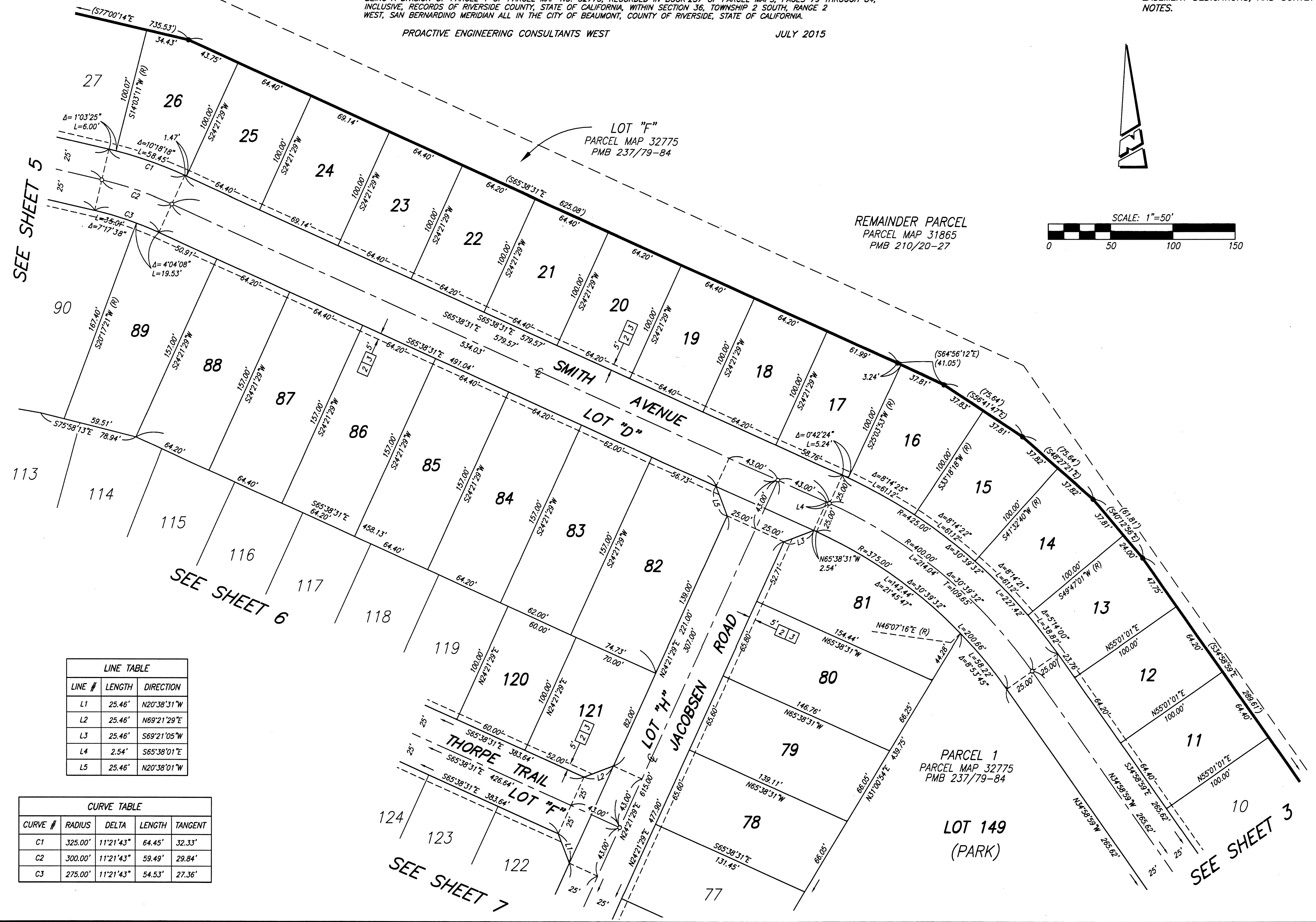
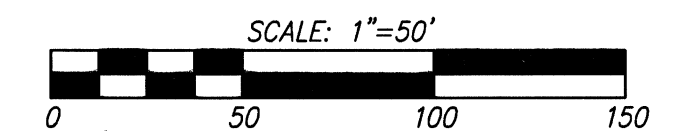
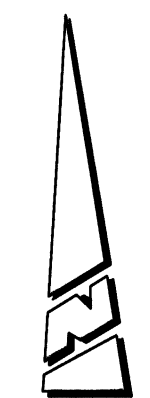
PARCEL D 04-LLA-13 OR 2004-0826803

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 31462-7

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PROACTIVE ENGINEERING CONSULTANTS WEST JULY 2015

SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT DEDICATIONS, AND SURVEYOR'S NOTES.



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	25.46'	N20°38'31"W
L2	25.46'	N69°21'29"E
L3	25.46'	S69°21'05"W
L4	2.54'	S65°38'01"E
L5	25.46'	N20°38'01"W

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	TANGENT
C1	325.00'	11°21'43"	64.45'	32.33'
C2	300.00'	11°21'43"	59.49'	29.84'
C3	275.00'	11°21'43"	54.53'	27.36'

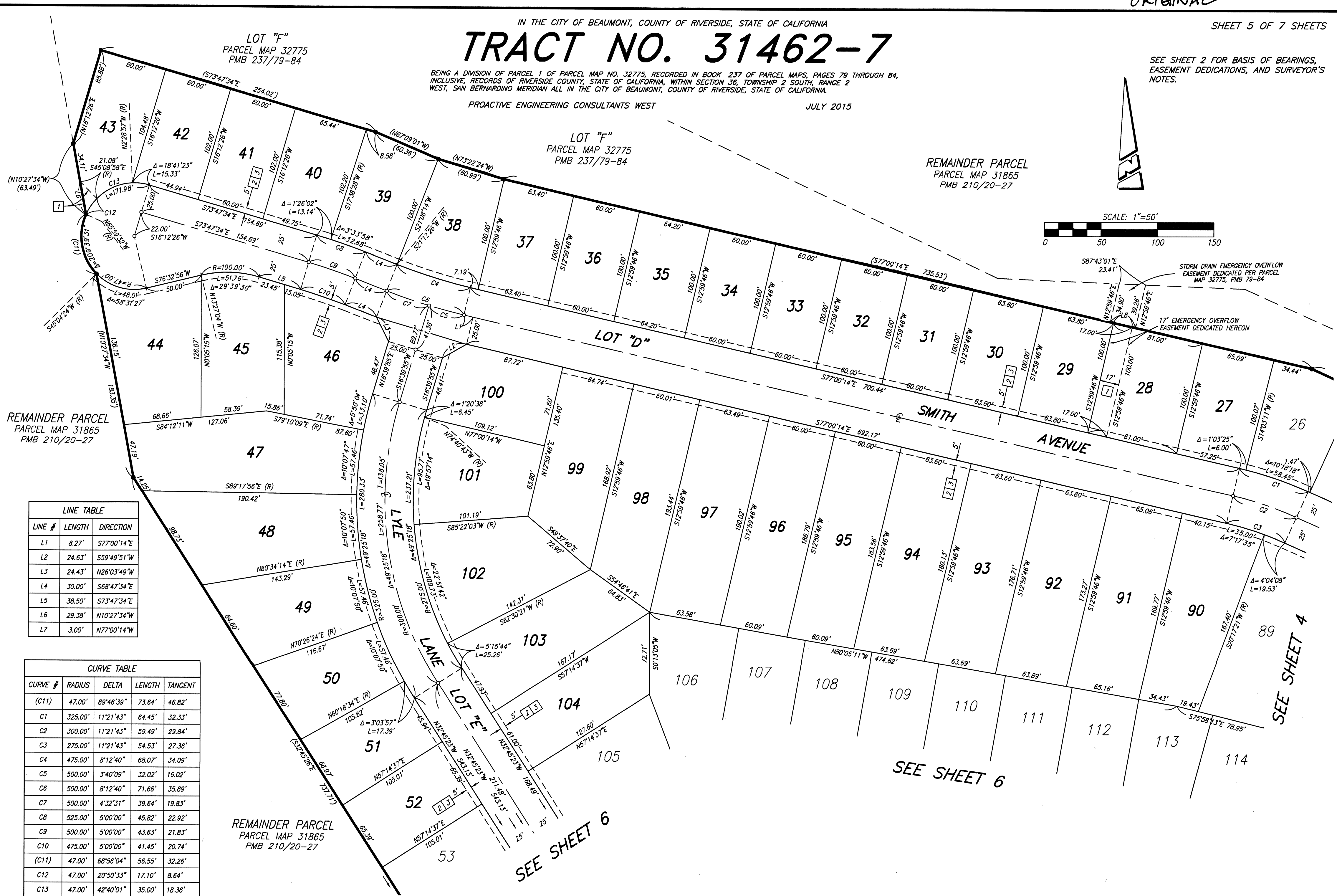
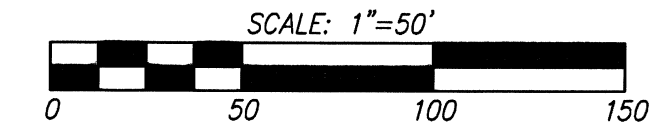
TRACT NO. 31462-7

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A DIVISION OF PARCEL 1 OF PARCEL MAP NO. 32775, RECORDED IN BOOK 237 OF PARCEL MAPS, PAGES 79 THROUGH 84, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN ALL IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PROACTIVE ENGINEERING CONSULTANTS WEST

JULY 2015

SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT DEDICATIONS, AND SURVEYOR'S NOTES.



REMAINDER PARCEL
PARCEL MAP 31865
PMB 210/20-27

REMAINDER PARCEL
PARCEL MAP 31865
PMB 210/20-27

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.27'	S77°00'14"E
L2	24.63'	S59°49'51"W
L3	24.43'	N26°03'49"W
L4	30.00'	S68°47'34"E
L5	38.50'	S73°47'34"E
L6	29.38'	N10°27'34"W
L7	3.00'	N77°00'14"W

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	TANGENT
(C11)	47.00'	89°46'39"	73.64'	46.82'
C1	325.00'	11°21'43"	64.45'	32.33'
C2	300.00'	11°21'43"	59.49'	29.84'
C3	275.00'	11°21'43"	54.53'	27.36'
C4	475.00'	8°12'40"	68.07'	34.09'
C5	500.00'	3°40'09"	32.02'	16.02'
C6	500.00'	8°12'40"	71.66'	35.89'
C7	500.00'	4°32'31"	39.64'	19.83'
C8	525.00'	5°00'00"	45.82'	22.92'
C9	500.00'	5°00'00"	43.63'	21.83'
(C11)	47.00'	88°56'04"	56.55'	32.26'
C12	47.00'	20°50'33"	17.10'	8.64'
C13	47.00'	42°40'01"	35.00'	18.36'

REMAINDER PARCEL
PARCEL MAP 31865
PMB 210/20-27

SEE SHEET 6

SEE SHEET 6

SEE SHEET 4

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

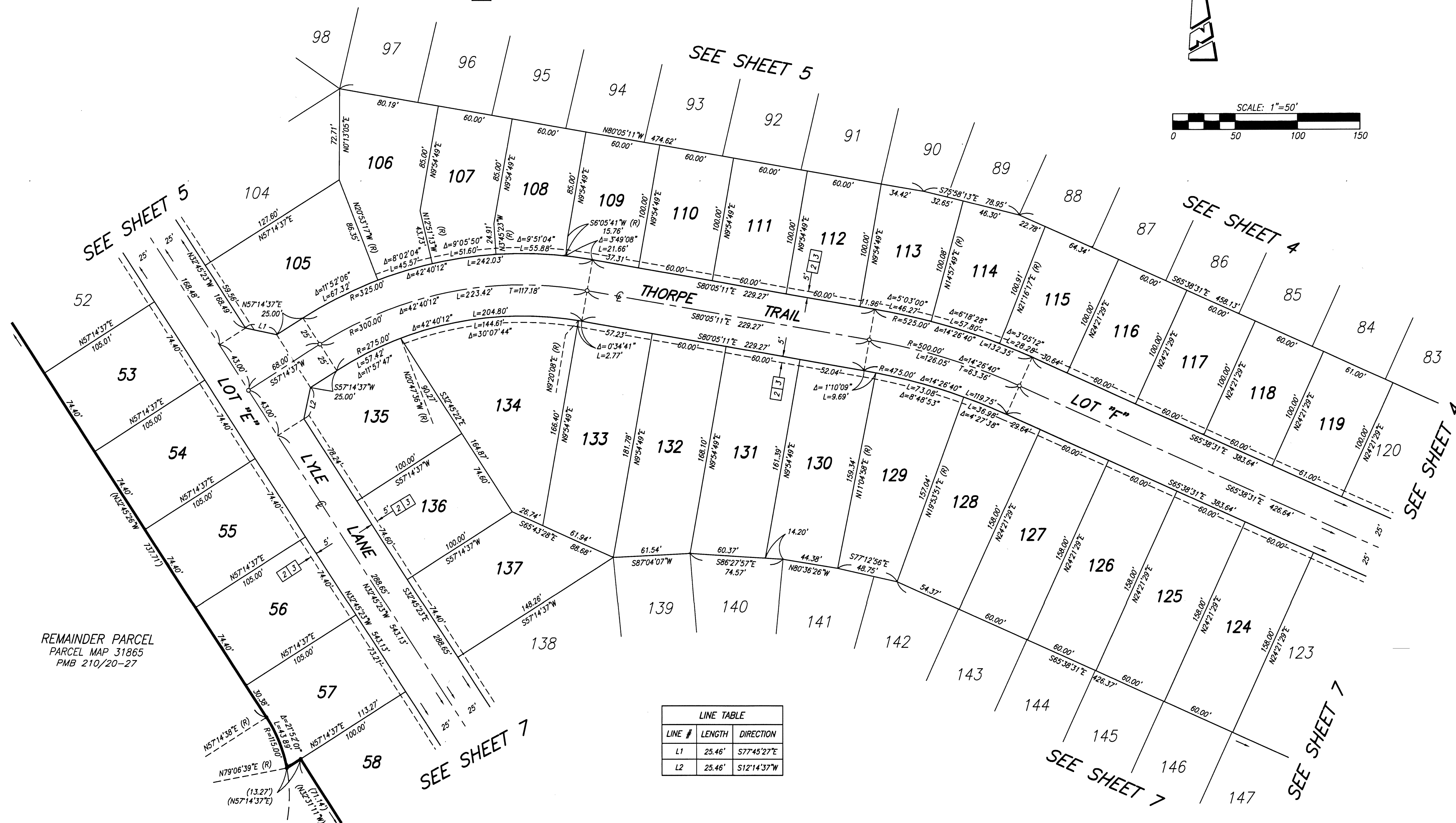
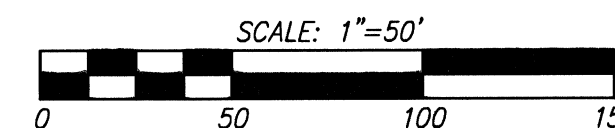
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PROACTIVE ENGINEERING CONSULTANTS WEST

JULY 2015

SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT DEDICATIONS, AND SURVEYOR'S NOTES.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.46'	S77°45'27"E
L2	25.46'	S12°14'37"W

REMAINDER PARCEL
PARCEL MAP 31865
PMB 210/20-27

SEE SHEET 5

SEE SHEET 5

SEE SHEET 4

SEE SHEET 4

SEE SHEET 7

SEE SHEET 7

SEE SHEET 7

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

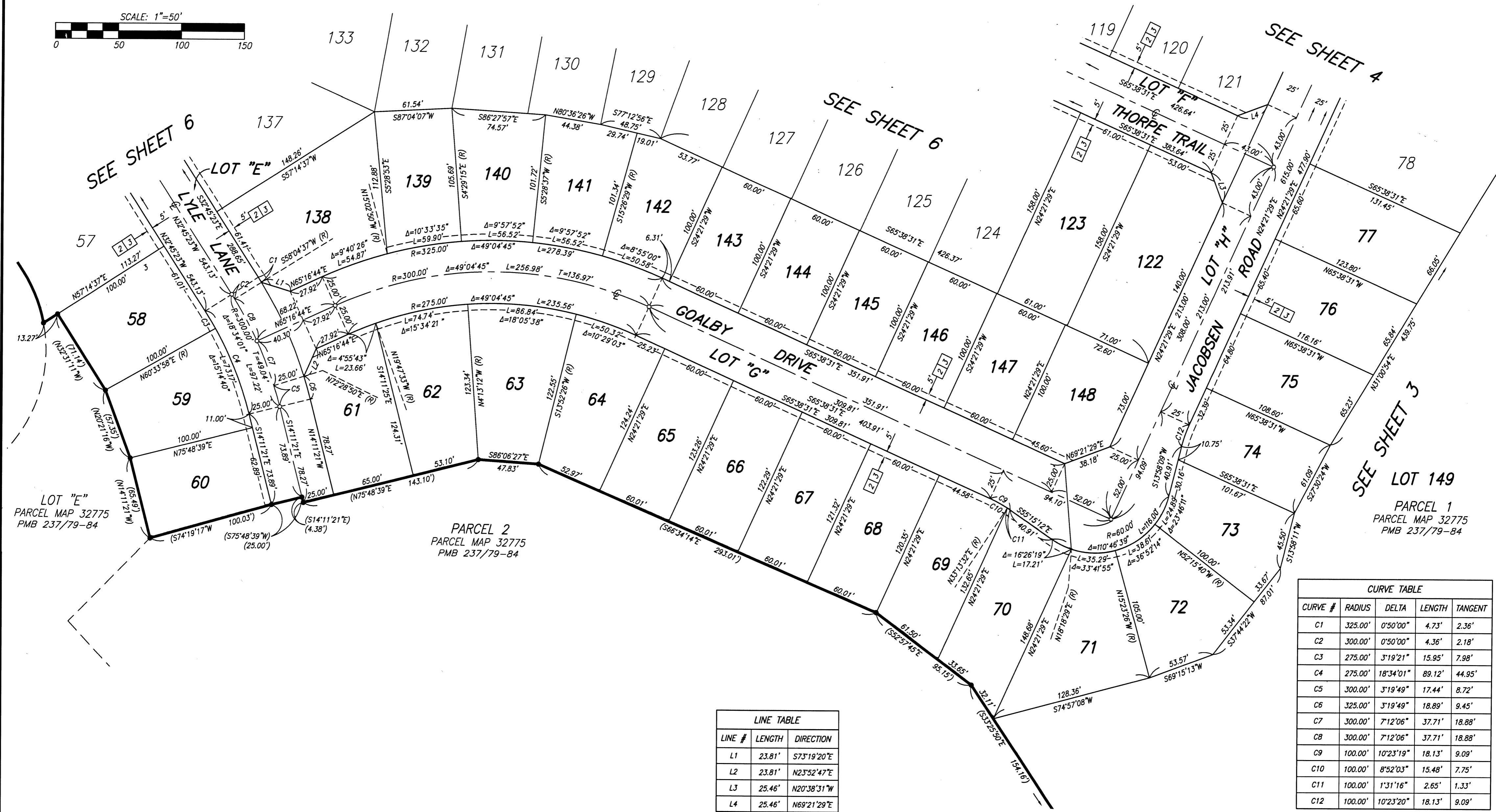
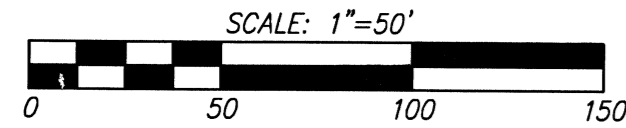
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PROACTIVE ENGINEERING CONSULTANTS WEST

JULY 2015

SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT DEDICATIONS, AND SURVEYOR'S NOTES.



LINE #	LENGTH	DIRECTION
L1	23.81'	S73°19'20"E
L2	23.81'	N23°52'47"E
L3	25.46'	N20°38'31"W
L4	25.46'	N69°21'29"E

CURVE #	RADIUS	DELTA	LENGTH	TANGENT
C1	325.00'	0°50'00"	4.73'	2.36'
C2	300.00'	0°50'00"	4.36'	2.18'
C3	275.00'	3°19'21"	15.95'	7.98'
C4	275.00'	18°34'01"	89.12'	44.95'
C5	300.00'	3°19'49"	17.44'	8.72'
C6	325.00'	3°19'49"	18.89'	9.45'
C7	300.00'	7°12'06"	37.71'	18.88'
C8	300.00'	7°12'06"	37.71'	18.88'
C9	100.00'	10°23'19"	18.13'	9.09'
C10	100.00'	8°52'03"	15.48'	7.75'
C11	100.00'	1°31'16"	2.65'	1.33'
C12	100.00'	10°23'20"	18.13'	9.09'